



## *City of El Paso – City Plan Commission Staff Report*

**(REVISED)**

**Case No:** SUSU13-00034 – Delta Divine  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** August 22, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** South of Delta and East of Glenwood  
**Acreage:** 1.896 acres  
**Rep District:** 8  
**Existing Use:** Church  
**Existing Zoning:** R-4 (Residential)  
**Proposed Zoning:** R-4 (Residential)  
**Nearest Park:** Ascarate Park (0.45 mile)  
**Nearest School:** Clardy Elementary School (0.29 mile)  
**Park Fees Required:** \$11,690.00  
**Impact Fee Area:** N/A  
**Property Owner:** El Divino Salvadore Presbyterian Church, Inc.  
**Applicant:** El Divino Salvadore Presbyterian Church, Inc.  
**Representative:** Sitework Engineering, LLC.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential) / Single-family development  
**South:** R-4 (Residential) / Single-family development  
**East:** R-4 (Residential) / Single-family development  
**West:** R-4 (Residential) / Single-family development

**PLAN EL PASO DESIGNATION:** G2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to replat a 1.9-acre parcel into five lots, four of them for duplexes and one for an existing church. The duplex lots vary in size from 7,190 SF to 9,653 SF. A Cul-de-sac with a 52' ROW to serve the duplex lots is proposed. Access to the subdivision is proposed from Glenwood Street. The applicant has submitted a waiver for additional street improvements to Delta Drive and Glenwood Street as per Section **19.10.050**. Delta is a minor arterial on the City's MTP with 80' existing ROW. Glenwood is a residential street. Both have existing 5' sidewalks adjacent to the curb. This application was reviewed under the current subdivision code.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners **(total of 14)** within 200 feet of the

subject property on June 10, 2013 and again on August 5, 2013. The Planning Division received multiple phone calls from residents asking for information and expressing concern about the project, ~~however, no letters were received.~~ **On August 21, 2013, planning staff received a letter in opposition and a petition with 60 signatures (Attachment 7 in staff report).**

#### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the waiver for street improvements and **approval** of Delta Divine on a Resubdivision Combination basis, subject to the following condition and requirement:

- Ingress/egress to the subdivision via Delta Drive shall be restricted due to current conditions/curvature of Delta Drive in this area.

#### **Planning Division Recommendation:**

Planning does not object to the waiver as it complies with reason 1-a under Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities):

*1-a. Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed developed.*

**Planning recommends approval.**

#### **City Development Department – Transportation Planning**

- No access to the subdivision shall be provided from Delta Drive due to poor visibility.

#### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

1. The subdivision plat shall be tied by bearing and distance to either a section corner, survey line, grant line or other known and accepted survey points. This tie shall be delineated on the final plat established by either NGS or City.
2. Dimension and label existing sidewalks on Glenwood Street cross section.
3. Show existing and proposed drainage flow patterns for lots 2 through 4 on the preliminary plat. Missing “on-site pond” labels for lots 2 & 4 on Preliminary Plat.

#### **(Comments 1 through 3 have been addressed by applicant)**

4. Include the following on-site ponding requirements for the residential lots, from Section 19.16.060 as notes on the final plat:
  1. All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.
  2. Walls constructed abutting street right-of-ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
  3. On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum depth of twelve (12) inches based on a one hundred year storm.
  4. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the

effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the City Engineer.

5. The City and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.

6. Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.

7. On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Occupancy, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.

8. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material.

9. In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.

10. Any owner notified in writing by the City Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the City from mandating an earlier time for commencement of completion during times of emergency, where there is imminent danger of loss of life, limb or property.

11. Owner of property utilizing on-site ponding waives any claim or cause of action against the City, EPWU-PSB, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.

12. These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.

13. The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.

### **Parks and Recreation Department**

We have **re-reviewed** **Delta Divine Subdivision**, a resubdivision combination plat map and offer Developer / Engineer the following **revised** comments:

Please note that this subdivision is composed of five (5) lots zoned "R-4" which meets the requirements for Two-family dwelling use; applicant has submitted preliminary covenants proposing a Two-family dwelling use for lots 2 thru 5, block 1 and is restricting the construction of general commercial for the lot 1, block 1, where the existing "Church" is located therefore, "Park fees" are due in the amount of **\$11,690.00** based on the following calculations:

4 (R-4) Two-family dwelling use for lots 2-5 = 8 Dwellings @ \$1,370.00 / Dwelling =  
**\$10,960.00**

Non-residential acreage 0.73 (lot 1) @ a rate of \$1,000.00 per acre = ..... **\$730.00**

**Total due: \$11,690.00**

Please allocate generated funds under Park Zone: **C-4**

Nearest Park(s): **De Vargas** & **Modesto Gomez**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

### **El Paso Water Utilities**

We have reviewed the above referenced subdivision plans and provide the following comments:

1. The El Paso Water Utilities – Public Service Board (EPWU-PBS) does not object to this request.

### **EPWU-PSB Comments**

#### **Water:**

2. There is an existing 8-inch diameter water main along Glenwood St. approximately 4 feet west of the subject west property line. This main is available for service.

3. There is an existing 6-inch diameter water main along Delta St. This water main is available for service.

4. A water main extension along Devine St. will be required from the existing 8-inch diameter water main along Glenwood St. to provide water service to the lots 2-5 of the proposed subdivision. The Owner/Developer is responsible for the costs of any necessary extension.

5. EPWU records indicate an active 1-inch water meter serving the subject property. The service address for this meter is 314 S. Glenwood St. and is located off Delta Dr. This water meter serving Lot 1 will have to be relocated to Glenwood St. The Owner/Developer is responsible for the costs of relocation.

#### **Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main along Glenwood St. The main is located approximately 19 feet west of the Glenwood St. right of way line. This sanitary sewer main is available for service. The sewer main is only 4.5 feet deep.

7. There is an existing 8-inch diameter sanitary sewer main along Delta Dr. This main extends along Delta Dr. approximately 160 feet west from Medina St. west right of way line

8. There is an existing 12-inch diameter force main along Delta Dr. No direct service connections are allowed to this sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

9. A sanitary sewer main extension along Devine St. from the existing 8-inch diameter sanitary sewer main that extends along Glenwood St. will be necessary to provide sanitary service to the proposed subdivision. The EPWU requires that the subject subdivision be graded so that the proposed lots can be served with an 8-inch diameter sewer main at a minimum 0.33% slope. The Owner/Developer is responsible for the costs of any necessary extension.

10. The location of the sanitary sewer service connection to lot 1 is unknown.

#### **Reclaimed Water:**

11. There is an existing 24-inch diameter reclaimed water main (non-potable) along Delta St. approximately 6 feet from the back of curb.

#### **General:**

12. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **911**

The El Paso County 911 District requests that addressing on Divine St. be changed to 4 digit numbers according to the norm for east/west direction streets in this area.

### **The following addresses shall be utilized and incorporated on the face of plat:**

Lot 1, Block 1: 314 Glenwood Drive

Lot 2, Block 1: 5705 Divine Street

Lot 3, Block 1: 5709 Divine Street

Lot 4, Block 1: 5713 Divine Street

Lot 5, Block 1: 5717 Divine Street

**(911 comments have been addressed by applicant)**

### **El Paso Department of Transportation**

No comments received.

### **El Paso Fire Department**

No comments received.

### **Sun Metro**

No comments received.

### **Central Appraisal District**

No comments received.

### **El Paso Electric Company**

No comments received.

### **Texas Gas Company**

No comments received.

### **El Paso Independent School District**

No comments received.

### **Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in

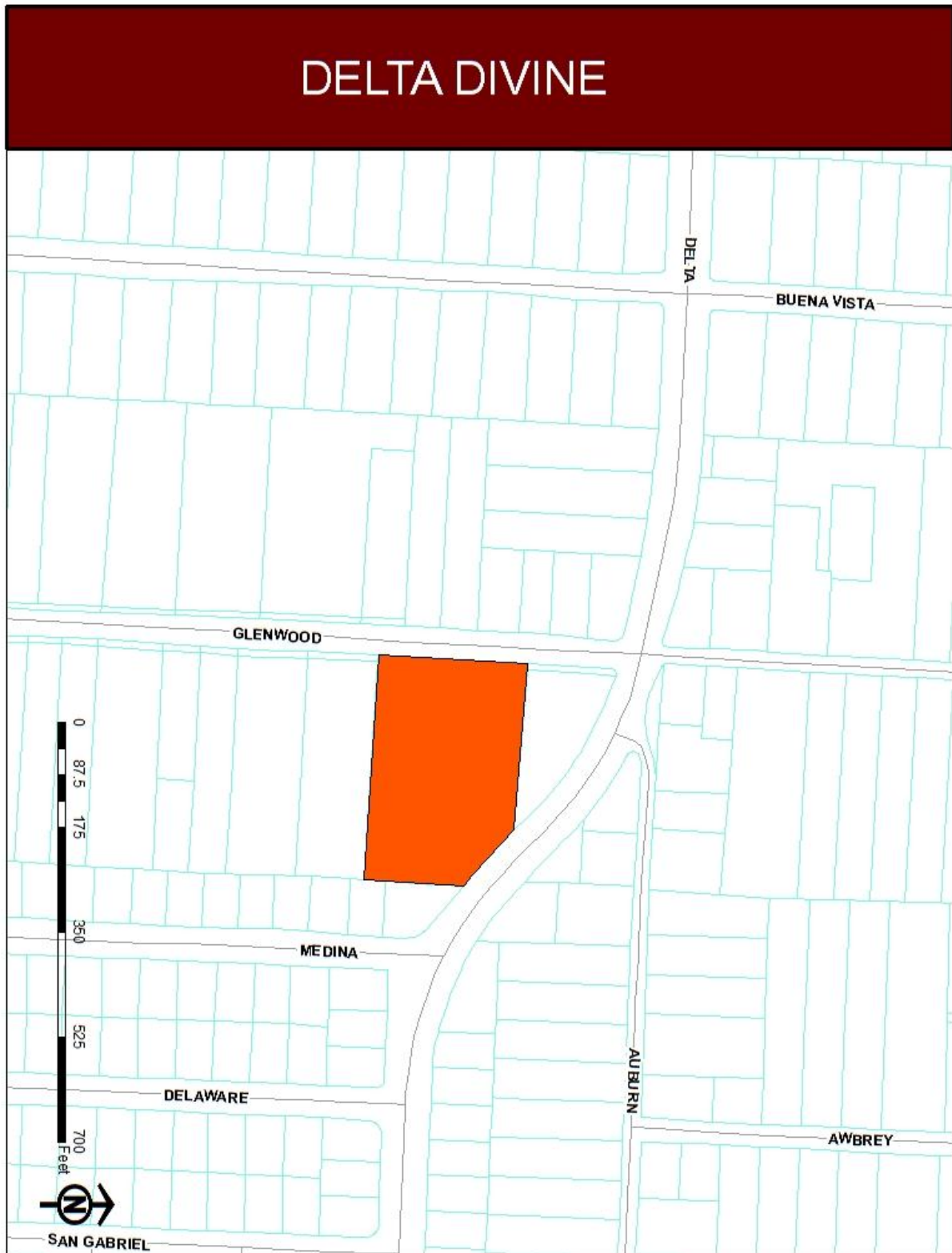
determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

- ~~3. Remove proposed building foot print on preliminary plat.~~
- ~~4. Improvement plans shall be submitted and accepted by the Land Development section prior to or concurrently with this subdivision application.~~
- ~~5. Ingress/egress to the subdivision via Delta Drive shall be restricted. Please provide restrictive access easement through Lot 3—adjacent to Delta Drive.~~
- ~~6. Submit waiver of additional improvements on Glenwood and Delta. Applicant is responsible for improving Divine St. to city standards.~~
- ~~7. Submit covenants indicating maximum number of units.~~
- ~~8. Revise location map on final plat.~~

#### **Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver Request
6. Application
7. **Petition**

ATTACHMENT 1





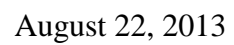
ATTACHMENT 2

# DELTA DIVINE SUBDIVISION

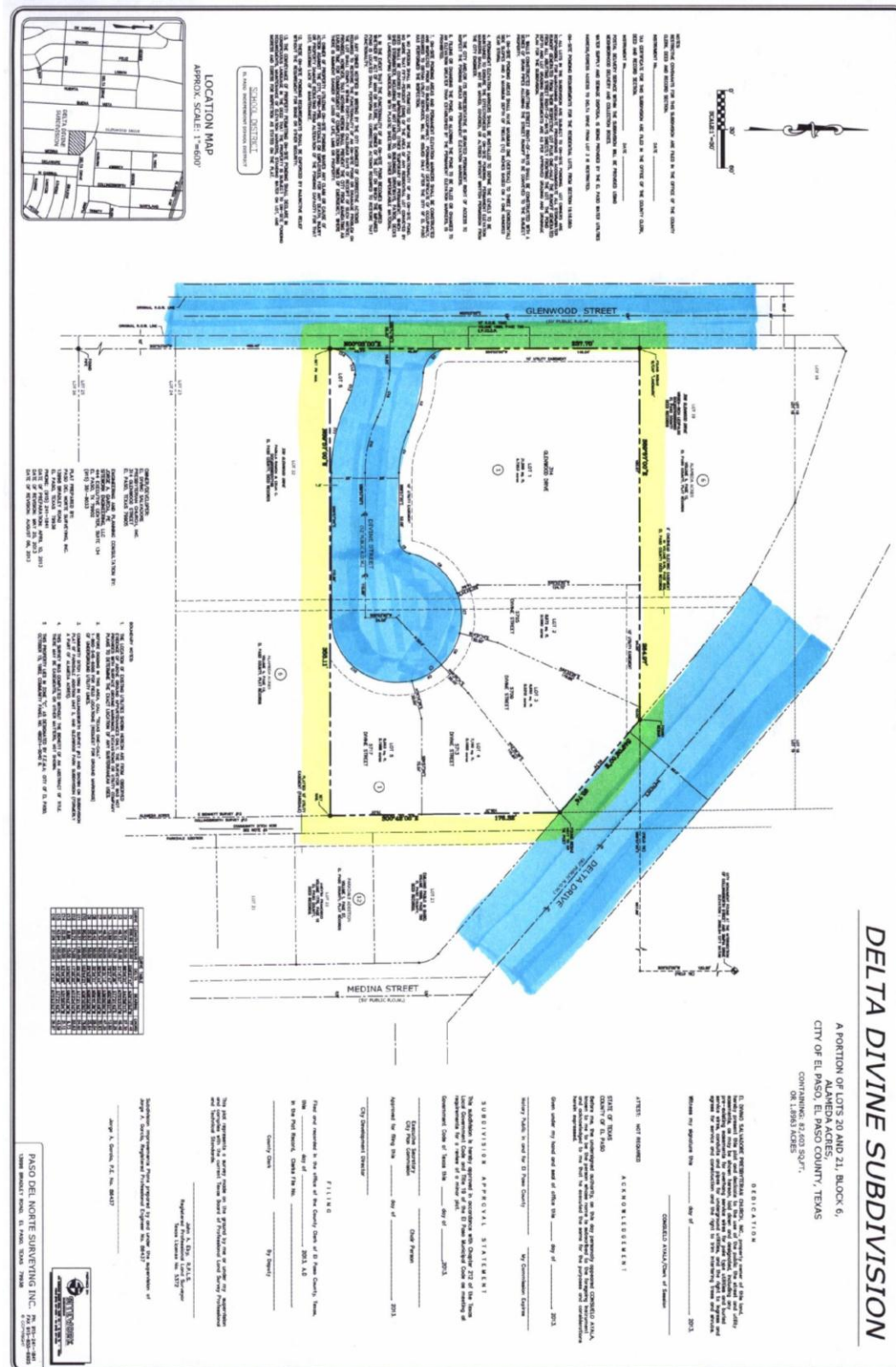




11/29/17 Delta Online Subdivision/Plot Plan (5-25-2013) Delta Online - Preliminary Plot 8-08-2013, Aug. 8/20/2013 2:18:57 PM. jpg



## ATTACHMENT 4



**ATTACHMENT 5**



May 29, 2013

**SENT VIA EMAIL**

Mr. Raul Garcia  
CITY OF EL PASO – Planning Department  
811 Texas Street  
El Paso, TX, 79901

**PROJ: DELTA DIVINE SUBDIVISION**  
**RE: REQUEST OF STREET IMPROVEMENTS WAIVER**

Dear Raul Garcia,

On behalf of the Owner and pursuant to Section 19.48.010 of the City of El Paso Municipal Code, we are submitting this petition to waive the street improvements on Glenwood Street and Delta Street as indicated on your 5-day review comments letter.

We are hereby seeking relief from the current street right-of-way width standards and landscaped parkway requirements. Both, Delta Street and Glenwood Street are not compliant with the current City Code; however, we believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with a subdivision application.

Sincerely,  
***SiteWork Engineering, LLC***

A handwritten signature in black ink, appearing to read 'Jorge A. Garcia', is written over a horizontal line.


Jorge A. Garcia, PE  
Project Engineer/Owner Representative

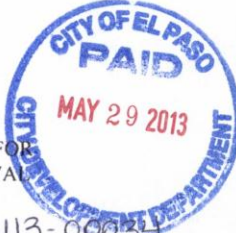
cc Mr. William Boyd – Boyd & Associates  
Mr. Bill Schlesingerv – Project Vida  
Mr. Eric Hutson – Project Vida

Waiver of Improvements Request.doc

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902  
PHONE: (915) 351-8033 • FAX: (915) 351-8055  
PAGE 1

## ATTACHMENT 6

  
CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION APPROVAL

  
MAY 29 2013  
CITY DEVELOPMENT DEPARTMENT

DATE: \_\_\_\_\_ FILE NO. SUSU13-00034

SUBDIVISION NAME: DELTA DIVINE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF LOTS 20 & 21, BLOCK 6  
ALAMEDA ACRES

2. Property Land Uses:

|               | ACRES        | SITES    |                       | ACRES        | SITES        |
|---------------|--------------|----------|-----------------------|--------------|--------------|
| Single-family |              |          | Office                |              |              |
| Duplex        | <u>0.745</u> | <u>4</u> | Street & Alley        | <u>0.164</u> | <u>1</u>     |
| Apartment     | _____        | _____    | Ponding & Drainage    | _____        | _____        |
| Mobile Home   | _____        | _____    | Institutional         | _____        | _____        |
| P.U.D.        | _____        | _____    | Other (specify below) | <u>0.987</u> | <u>1</u>     |
| Park          | _____        | _____    | <u>CHURCH</u>         |              |              |
| School        | _____        | _____    |                       |              |              |
| Commercial    | _____        | _____    | Total No. Sites       |              | <u>5</u>     |
| Industrial    | _____        | _____    | Total (Gross) Acreage |              | <u>1.896</u> |

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)  
ON-SITE LOT PONDING

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: PURPOSE OF RESUBDIVISION IS THE DEVELOPMENT OF LAND NOT BEING USED FOR HOUSING WITHIN THE ALLOWABLE USE OF R-4 ZONING.

10. Improvement Plans submitted? Yes X No \_\_\_\_\_

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X

If yes, please submit a vested \_\_\_\_\_ rights petition in accordance with Section 19.47- Vested Rights (See Attached).



- EL DIVINO SALVADORE PRESBYTERIAN CHURCH, INC.  
~~PV606~~ 314 S. GLENWOOD DRIVE, EL PASO, TX 79905
12. Owner of record 3607 RIVERA, EL PASO, TX 79905 533-7057  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone) 351-8033
14. Engineer SITENWORK ENGINEERING LLC  
444 EXECUTIVE CENTER BLVD. SUITE 139, EL PASO TX 79902  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,083.00

OWNER SIGNATURE Carmelo Ayala  
REPRESENTATIVE [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



## **ATTACHMENT 7**

August 18, 2013

City Plan Commission  
300 N. Campbell  
El Paso, Texas 79901

Re: Case No. SUSU13-00034-Delta Divine Resubdivision Combination – Delta Divine (314 S Glenwood)

Dear Commissioners:

We, the residents of Glenwood, Medina, Delta, Chesak, Las Brisas, Joe Perez and Buena Vista Streets are opposing the proposed subdivision for safety and traffic concerns. We have become aware that El Divino Salvador Presbyterian Church intends to sell a portion of their property to Project Vida, for the purpose of constructing eight (3) bedroom units (4 rental duplexes) at said property.

First of all, we already have a high volume of traffic going through this street since we have 3 cul-de-sacs and a trailer park court that directly connect onto Glenwood Street. Furthermore, a new development of 10 duplexes/two family dwelling units has been approved for the southeast corner of Glenwood Street. The Project Vida rental housing project is also proposing a new cul-de-sac that will connect to Glenwood Street, which will definitely increase the traffic volume. In addition, we also get traffic due to the El Divino Salvador Presbyterian church services/activities.

Glenwood Street has two outlets, one through Delta Drive and the other one through a narrow, one-way road (Flower Street), which connects to Buena Vista Street. This block of Glenwood measures approximately half a mile (.47 Mile), which is far longer than your standard residential blocks. Due to the long stretch of road, it allows the opportunity for speeding along this street and it becomes a safety concern for pedestrians and residents exiting their driveways along Glenwood.

In evaluating the amount of properties this street currently serves, Glenwood Street and the 3 cul-de-sacs total 80 single family residences, a mobile home park with 24 units, a church with 34 parking spaces and a new 10 duplex development at the south end of Glenwood. Assuming that each resident/unit has 2 vehicles, this translates to approximately 248 vehicles that will daily access Glenwood through only one inlet at the intersection of Delta and Glenwood.

Most of us in this neighborhood are long time residents and we are familiar with the frequent traffic accidents that occur at the intersection of Glenwood and Delta Street. There is limited visibility on the east side of this intersection due to a dangerous curve on Delta Street. There is only a stop sign at this intersection so it's a constant safety hazard trying to exit Glenwood Street. Over the past 8 years, we've had 3 fatal traffic accidents and 1 pedestrian fatality. Last month, we had another vehicle accident at this intersection and another traffic accident on Glenwood Street.

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Before a 2<sup>nd</sup> development of duplexes is approved, we ask that the City conduct a traffic study to make sure that this street can handle the additional traffic from the new cul-de-sac in the middle of the block, and if having only one inlet to this neighborhood is adequate.

Furthermore, we are also concerned that the church's parking lot is being reduced to accommodate the entrance to the cul-de-sac and limited parking for their activities will create a parking overflow onto Glenwood Street.

Another issue of concern is that this 2<sup>nd</sup> development of duplexes could set precedence for allowing more subdivisions of properties for more duplexes, ultimately saturating our neighborhood with rental units.

In summary, we ask that you take into consideration our concerns and support our opposition.

Sincerely,

Glenwood, Chesak, Delta, Medina, Joe Perez, and Las Brisas neighborhood community (please see attached petition).

Contact persons: Arturo & Ana Quijano, cell no. 820-7106  
Nena Garcia, cell no. 472-3958

cc: City Representative Cortney Niland, District 8

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Petition against Project Vida Housing Development  
at 314 Glenwood - Delta Devine Presbyterian Church

Sign-in Sheet

| Name                 | Address              | Phone No/Cell No | E-mail Address        |
|----------------------|----------------------|------------------|-----------------------|
| GEORGE BERNARD       | 243 GLENWOOD (R)     | 449-2059         |                       |
| ROBERT NUÑEZ         | 243 GLENWOOD         | 630-9431         |                       |
| Jessica NORDA        | 5614 Delta Dr.       | 915-549-8076     |                       |
| PAUL LITERO          | 5160 Delta Dr        | 779-3585         | unphotobank@gmail.com |
| Richard Guerrero     | 5225 Delta Dr        | 780-3912         | ↓                     |
| Robert Garza         | 237 Buena Vista      | 408-9542         |                       |
| Concepcion Rangel    | 233 Buena Vista      | 772-8190         |                       |
| Edy Garcia           | 5413 Furrman         | 859-1265         |                       |
| Rose Mary Minerva    | 317 Glenwood         | 383-3871         |                       |
| Gilberto Jimenez     | 317 Glenwood         | 383-3846         |                       |
| Abrera Roca          | 444 Chesak           | (915) 722-9024   |                       |
| ALEXANDRA HINER      | 367 S. Glenwood st   | (915) 771-6683   |                       |
| Beatriz Valdez       | 412 S Glenwood st    | 915-269-2453     |                       |
| Adrian Lopez         | 417 S Glenwood st    | 915-468-4947     |                       |
| Frank MORENO         | 451 Chesak cir       | 915-731-0676     | N/A                   |
| Calixto Luna         | 700 Vanna            | 915 228 6935     |                       |
| Alfonso Rincón       | 445 CHE SMT          | 915-740-6763     |                       |
| Amelia Aguilar       | 461 Chesak           | 915-328-1649     |                       |
| Juanita Rios         | 466 S. GLENWOOD      | 915-443-2211     |                       |
| Christine Enríquez   | 462 Mesak Cir.       | 915-726-5907     |                       |
| Colita Montoya       | 5166 Jael Parg Ct    | -                |                       |
| Alfonso & Norma Rios | 369 S. Glenwood St D | 915-778-7459     |                       |

Petition against Project Vida Housing Development  
at 314 Glenwood - Delta Devine Presbyterian Church

Sign-in Sheet

| Name                  | Address             | Phone No./Cell No | E-mail Address |
|-----------------------|---------------------|-------------------|----------------|
| MARIA RIOS            | 5251 DELTA DR       | 915 7798660       |                |
| Aaron Skinner         | 301 S Glenwood      | 915 478-6101      |                |
| Alejandro Guillen     | 5622 Delta Dr       | (915) 772-3582    |                |
| Joe Martinec          | 300 Buena Vista     | (915) 490-7409    |                |
| Sandra Martinez       | 300 Buena Vista     | (915) 588-2712    |                |
| Lupe Ayala            | 234 Buena Vista     | (915) 408-8299    |                |
| Lidia Perez           | 228 Buena Vista     | 915 7798440       |                |
| JOEL MARIAN           | 5621 Delta Dr.      | 915 479-1583      |                |
| Jolanda Guerrero      | 5805 Delta Dr       | 915 778-9921      |                |
| Jesus Cerna           | 302 S. Glenwood     | 915 468-5032      |                |
| C. Gonzalez           | 374 S. Glenwood     | 915 240-2201      |                |
| Ma. Elena Hernandez   | 363 S. Glenwood     |                   |                |
| Edith Li Gonzalez     | 400 S. Glenwood     | 915 778-4929      |                |
| Saidra Torres         | 364 S. Glenwood St  | (915) 772-8395    |                |
| Adela Patricia Aranda | 401 S. Glenwood St. | (915) 775-9977    |                |
| Francisca Torres      | 404 S. Glenwood     | (915) 701-2435    |                |
| Fernando Aranda       | 340 S. Glenwood     | (915) 779-0461    |                |
| Wainwright            | 309 Glenwood        | 7798859           |                |
|                       |                     |                   |                |
|                       |                     |                   |                |
|                       |                     |                   |                |

Petition against Project Vida Housing Development

Sign-In Sheet

| Name               | Address            | Phone No./Cell No | E-mail Address |
|--------------------|--------------------|-------------------|----------------|
| Dora Chentian      | 335 Medina         | 778-8093          |                |
| Jessica Castillo   | 343 Medina St.     | 774-0914          |                |
| Monica Calvillo    | 343 Medina St.     | 774-0914          |                |
| Alexander Aparicio | 5807 Delta Dr.     | 408-6144          |                |
| Chris Flores       | 5507 Delta Dr.     | 240 4053          |                |
| Corina Baquerá     | 5800 Delta Dr.     | 702-506-9994      |                |
| Sergio Renteria    | 5800 Delta         | 833-6122          |                |
| Ante Delgado       | 313 S. Glenwood    | 775-0091          |                |
| María Guadalupe    | 321 S. Glenwood    | 434-1585          |                |
| Alvin R. Austin    | 353 S. Glenwood    | 373-1443          |                |
| Alvin R. Austin    | 353 S. Glenwood    | 799-6548          |                |
| ALESANDRA          | 434 S. Glenwood #A | 999-3229          |                |
| Beatriz Alvarez    | 356 S. Glenwood    | 373-1807          |                |
| Mary Graceto       | 5753 Las Brisas    | 772-2923          |                |
| Jaime Trujillo     | 5753 Las Brisas    | 772-2923          |                |
| Mano C. Ullrich    | 5749 Las Brisas    | 772 5644          |                |
| Edna G. Gonzalez   | 5745 Las Brisas    |                   |                |
| Manny Mateo        | 5729 Las Brisas    | 407-1753          |                |
| Elva Maldonado     | " "                | 722 6472          |                |
| Leo Vracon-Rich    | 308 Glenwood Dr.   | 201-7820          |                |
|                    |                    |                   |                |



**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Community and Human Development

**AGENDA DATE:** November 13, 2012

**CONTACT PERSON:** William L. Lilly, Director 541-4241

**DISTRICT(S):** 2, 3, 4, 5, and 8

**SUBJECT:**

City Council is asked to approve funding commitments for the following affordable housing rental developments that will be carried out by developers and Community Housing Development Organizations (CHDOs). The Department of Housing and Urban Development (HUD) requires the City to set aside at least 15% of its annual entitlement grant to assist CHDO's in developing affordable housing. The following applications to develop affordable housing by investors and CHDO's were reviewed, evaluated and rated and are recommended for funding.

**1. TVP Non-Profit Corporation – 1230 Myrtle Avenue**

**District 8**

**Project Type:** Land acquisition and construction of ten (10) rental units consisting of nine (9) one-bedroom, one bath units – 474 sq. ft.; and one (1) two-bedroom, one bath unit – 802 sq. ft. All of the units will have VCT tiling, refrigerated air conditioning, low flow water system (toilet and shower), double-pane windows, additional insulation and energy star- rated appliances. The development will be a two-story building with front and rear entrances, centralized laundry room and required parking. The units will be located at 1230 Myrtle Ave, which is in the South Central area. The project will specifically target special needs populations to include homeless, victims of domestic violence, elderly and other at-risk populations; seven units will be rented to persons at, or below 50% Area Median Income (AMI) and three units will be rented to persons at, or below 60% AMI.

Total Development Cost: \$850,000

City of El Paso CHDO Project Funding:

**\$850,000**

**Terms and Affordability:**

40% Amortized Loan \$340,000 @ 0% interest for 20 years

60% Deferred/Forgivable Payment Loan, \$510,000 @ 0% interest for 20 years

Affordability Period: 20 years

The City of El Paso will be in 1<sup>st</sup> lien position.

(First monthly payment due 90 days from project completion)

**2. PV Community Development Corporation – 314 Glenwood**

**District 3 & 8**

**Project Type:** Acquisition and construction of eight (8) three-bedroom units, consisting of four one story duplexes. Each duplex will have 1,125 square feet of living space and 2 parking spaces, ceramic flooring, two bathrooms with one ADA adaptable. Appliances will include range and microwave combination, refrigerator and hook up for washer and dryer. Units will have energy efficient appliances and will include evaporative cooling. Four units will be rented to households 51%-60% of AMI (Area Median Income) and four units will be rented to households at or below 50% AMI.

Total Development Costs \$990,000

City of El Paso CHDO project funding:

**\$990,000**